

The Town of Gilmanton has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

#### SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board, by the enactment of this ordinance, formally adopts the document entitled Town of Gilmanton Comprehensive Plan Ordinance under s. 66.1001 (4) (c), Wis. stats.

#### SECTION VIII – SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

#### SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats. and a copy of the ordinance and the comprehensive plan, shall be filed with at least all of the entities specified under s. 66.1001 (4) (b), Wis. stats..

Adopted this 21<sup>st</sup> day of August, 2013.

Attest: Jessica Leisowski, Clerk

Jamey Davis Supervisor  
Don Senfiso "1"  
Mark Men Chair

STATE OF WISCONSIN  
Town of Gilmanton  
Buffalo County

SECTION I – TITLE AND PURPOSE

The title of this ordinance is the Town of Gilmanton Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Gilmanton, Buffalo County, Wisconsin, to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II – AUTHORITY

The Town Board of the Town of Gilmanton, Buffalo County, Wisconsin, has authority under its village powers under s. 60.22, Wis. stats., to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Gilmanton must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

This ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, provides for the adoption by the town of a comprehensive plan under s. 66.1001 (4), Wis. stats.

SECTION IV – PUBLIC PARTICIPATION

The town board has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Gilmanton, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Gilmanton Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

**Town  
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**Land Use Plan**

**Adopted:** \_\_\_\_\_

**Prepared by: Town of  
Gilmanton Landowners**



## **Town of Gilmanton Land Use Plan Buffalo County, Wisconsin**

Town Board:	Marvin Meier	Chair
	Jamey Davis	Supervisor
	Lorn Gunderson	Supervisor

Town Clerk: Jessica Lisowski

Town Treasurer: Connie Loesel

Assessor: Kevin Irwin

Planning Committee: Martin Hallock  
Robert Bauer  
Lennis Loesel  
John Rud  
David Berg  
Marvin Meier  
Steve Weiss  
Dennis Lisowski



# Town of Gilmanton Land Use Plan

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### **Definitions:**

**Bluff-** A steep headland, promontory (high ridge of land or rock jutting out to sea or other body of water), riverbank, or cliff.

**Dugway-** A section of roadway extending from the top of a bluff to the bottom of a bluff, generally through the wooded portion of the bluff with a steep grade, often with sharp curves and/or switchbacks. We assume the term originates from construction by digging into a hill.

**Prime Farmland-** Rural land with the best combination of physical & chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. Normally includes classes I, II, III land as defined by the USDA Natural Resources Conservation Service.

### **Works Cited**

**"Bluff."** The American Heritage Dictionary of the English Language, 4<sup>th</sup> ed. Boston: Houghton Mifflin, 2000.

**"Dugway."** Brevick, Dave. Buffalo County Highway Commissioner. Personal Interview. 4 Oct. 2001.

**"Prime Farmland."** Official definition. National Resource Conservation Services.

## Planning Process

The land use planning process began with a presentation by the Buffalo County Extension Agriculture Agent to the Buffalo County Towns Association in 2001. The agent spoke on changes in agriculture and the effect of that change on land use. The Town of Gilmanton was the fourteenth town to contact the Buffalo County Extension Office for help in developing a plan. Town of Gilmanton officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Gilmanton officials then invited a number of people to serve on a planning committee. Other committee members asked to be included through a land use survey and through public meeting announcements. Efforts were made to invite a diverse group of residents. The planning committee provided needed views and input into issues that should be addressed and that are included in this document. Results from this effort are found later in this document.

Land use plans are not static documents, but are designed to change and be revised to meet current needs of the people. This document will be used as a guide to future change and development in the Town of Gilmanton.



## **History of Town of Gilmanton**

1855 Lyman Claflin and Ezra Hutchinson were the first settlers

1856 They brought friends to the area from Vermont, one being William Loomis, thus the first name of the new settlement became "Loomis".

1858 Post Office was established

1863 Center of the community was the mill erected on Elk Creek by Joel Mann and his father. The community then became known as "Mann's Mill"

1865 Samuel Gilman settled in Gilman Valley

1884 – 1885 Earliest reference of the Village of Gilmanton in the Wisconsin Gazetteer. It records that land is worth \$10 – 25 per acre. Population is now 125 (larger than Mondovi). Businesses include Mill, 2 blacksmiths, 2 general stores, hotel, and druggist.

1890's Railroad chose to go to Mondovi rather than Gilmanton, giving the transportation edge to Mondovi - Mondovi outgrew Gilmanton.

1910 First bank in Gilmanton, became a branch of Mondovi State Bank in 1938

1900 Cheese factory in Gilman Valley

1902 Dr. D. A. Smith came to Gilmanton, stayed until his death in 1938

1905 Gilmanton Creamery reported 146,219 pounds of butter produced at a cost of \$0.242 per pound

1906 Griffin Cheese factory sold milk to Chicago area at \$0.87 per hundred weight. Another cheese association was established at Oak Grove.

### **Schools:**

1859 First school built in Gilman Valley. Other schools were built in Griffin area, Oak Grove, and 4 Corners.

1911 Gilmanton High School established – requirement was 25 students.

### **Churches:**

1884 The Union Church was built – nondenominational church – open to all faiths. Early Methodists met in Gilman Valley homes and later in the Gilman Valley School. In 1952 they brought the Methodist Church in Eleva and moved it to Gilmanton. Lutherans

first met in homes, and later in the Oak Grove School. They built a new church in Gilmanton in 1955.

1946 Gilmanton Free Fair was started by High School Ag Teacher, Eugene King. It continues to operate by the Gilmanton Community Club since 1955.

1921 Forrest-Gunderson-Klevgard Post 264 was chartered.

Respectfully taken from: Buffalo County Wisconsin written and compiled by Hazel B. Amidon, 1985.

**Town of Gilmanton Population Statistics and Projections - U.S. Census Data**

Year	1950	1960	1970	1980	1990	2000	2010	2020
Population	412	548	492	402	478	478	478	478

## 9 ELEMENTS OF COMPREHENSIVE PLANNING

The Smart Growth legislation, signed into law as part of the 1999-2000 budget is intended to provide local government units tools to create comprehensive plans, to promote more informed land-use decisions, and to encourage state agencies to create more balanced land-use rules and policies. Nine elements are required by the Smart Growth legislation. These elements ensure that all aspects of community life will be considered as part of the comprehensive plan. The nine elements are:

- Issues and opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture, Natural, and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

### Development of Goals for the Town of Gilmanton

Land use planning is more than a set of rules for building, etc. It is a declaration of the priorities and values of the people within the Town. These priorities and values should determine if and how property is developed and used.

The remainder of this document describes the priorities and values of the people of the Town of Gilmanton. It lists a set of action plans to achieve these priorities and values.

#### I. Issues and Opportunities:

##### Population and Population Projections:

Population of the Town has decreased some over time from 546 in 1970 to 426 in 2010. Projections from the Wisconsin Department of Administration – Demographic Services Center indicate that population is expected to rise in Gilmanton by 49 persons. The committee thought this was reasonable depending on economic factors that affect the major employers

**Town of Gilmanton Population Statistics and Projections – U.S. Census Data**

Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2015	Proj. 2020
Gilmanton	617	546	498	469	470	426	475	476



Buffalo County	14202	13743	14309	13584	13804	13,577	14,554	14,794
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#### **Population by Race:**

The Town of Gilmanton is predominantly white. This has been constant since records have been kept. There is an increasing population of Hispanic people due to employment opportunities on farms and other business entry level positions.

#### **Town of Gilmanton Population by Race – 2010 Census**

<b>Race</b>	<b>Population %</b>
Total	426
White	97.2
Hispanic	2.5
Black	0.3
Asian	0.0
Native American	0.0
Other	0.0

#### **Population by Education Level:**

The Town of Gilmanton has lower than average number of people with education beyond high school. All of Buffalo County lags behind the state average rates.

#### **Town of Gilmanton Population by Education – Am. Community Survey**

<b>Education Level</b>	<b>Population %</b>
Total (>25 years old)	323(people)
No High School Diploma	10.2
High School Diploma Only	57.3
Some College	13.9
Associates Degree	8.4
Bachelor's Degree	6.8
Graduate Degree	3.4

#### **Population by Age:**

Population in the Town of Gilmanton tends to be about average for Buffalo County.

#### **Town of Gilmanton Population by Age – 2010 Census**

<b>Age – years</b>	<b>Number</b>	<b>Percent</b>
Under 5	19	4.4
5-9	34	8.0
10-14	23	5.4
15-19	35	8.2
20-24	16	3.8
25-34	40	9.3
35-44	48	11.2
45-54	87	20.5
55-59	27	6.4
60-64	37	8.7

65-74	35	8.2
75 and older	25	5.8

#### **Per Capita Income:**

Per capita income has increased in the Town of Gilmanton much slower than that of Buffalo County and is only about 50% of the State of Wisconsin average income. Amish income tends to be fairly low.

#### **Town of Gilmanton per Capita Income – 2000 Census**

	<b>1990 per Capita Income</b>	<b>2000 Per Capita income</b>	<b>% Change</b>
Town of Gilmanton	\$8,800	\$14,769	+67.8
Buffalo County	\$10,947	\$18,123	+65.6
State of Wisconsin	\$13,276	\$21,271	+60.2

A SWOT Analysis was conducted with the planning committee after analyzing data as collected in a community survey. This list provided a guideline throughout the planning process.

#### **Strengths~**

- Productive agricultural land
- Scenic views
- Good roads
- Spacious
- Good soil conservation
- Good school
- Sense of cooperation between neighbors
- Good community involvement, safe and neighborly
- Strong local government
- Quiet
- Good first responders
- Accepting of new people
- Freedom – lack of local ordinances
- Clean air and water
- Natural beauty
- Diversity of people
- Good hunting
- Near family
- Four seasons
- Affordability, land and cost of living
- Reasonable employment opportunities



- Good kids that are raised by the community
- Store and churches available

### **Opportunities~**

- Access for possible alternative energy resources – wind, solar, etc.
- Hard working people
- Move around freely
- Diversity of trades
- Well educated society – high school graduation rate is very high and close to higher education facilities
- Good hunting and fishing; hunting income such as leases, lodging, guides, eating and drinking establishments
- Changing seasons; tourism, motorcycles, snowmobiles, etc.
- Variety of agricultural commodities produced
- Lots of room for businesses to grow
- School system has capacity for more students
- Quality water
- Tourism – opportunities could be explored for businesses that give tourists an opportunity to spend money
- Close enough to major markets to supply goods
- Easy access to Mississippi River with lower housing costs

### **Weaknesses~**

- Absentee landowners
- Distance to hospital(s)
- Amount MFL land
- Retention of landowners
- Transfer of land ownership out of the family
- Lack of light industry
- Lack of businesses
- Declining population
- Declining student population
- Slow response from law enforcement, fire services, and EMS because of distance
- Small school district
- People don't drive carefully
- Affordability of land for agricultural purposes
- Land price for recreational purposes
- Fences are poor and not always maintained



### **Threats**

- What would happen if the Gilmanton School would close?
- Tax breaks for land in the MFL program, increases the property tax for other landowners that live and own facilities in the Town
- Non-resident landowners spend very little money in local communities
- Few young farmers, average age of landowners is increasing, transfer of landownership is non-family
- Potential closing of one of the large local businesses (Ashley, Golden Plump, Marten) job opportunities in the area are very diverse
- Regulations on land ownership, Nutrient management plans, manure handling, etc.
- Limited work force
- Tax base to support services that town residents would like to have
- New building codes have increased cost of building the average home by > \$15,000

### **Overall Planning Goals:**

- **Support agriculture**
- **Maintain natural beauty/ resources**
  - Maintain a school
  - Have a place for kids
  - More community minded events
  - Support Community Club and American Legion
- **Maintain Infrastructure**
  - Roads and bridges
  - Increase cooperation between Towns and Counties – run equipment more, with each using some of the equipment
- **Mining Concerns:**
  - Environmental footprint when complete
  - Road maintenance from heavy equipment traffic
  - Size of the footprint
  - Balance of jobs/infrastructure/environment



## HOUSING ELEMENT:

Wisconsin's population density is 103 people per square mile; Buffalo County is well below that with only 20 people per square mile.

**Housing Units in the Town of Gilmanton and Buffalo County – Census Data**

Area	1970	1980	1990	2000	2010
Town of Gilmanton	169	176	173	180	190
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 190 total housing units in the Town of Gilmanton. 78% (164) of the homes were occupied during the 2010 census. This was lower than most Towns in Buffalo County. 75.6% of the homes (124) were occupied by families. 28% (46) had at least one individual 65 years or older living in the home. 21% (35) were renter occupied homes, lower than the Buffalo County average. Average household size was 2.93 persons. The average home value was \$160,000.

There has been a significant growth of seasonal homes, cabins, and second homes in Gilmanton over the last twenty years. 5.8% (11) of the homes were classified as seasonal or recreational homes. There has been some concern over trailers being placed without permits and being left in place year round and not having a fire number. Concern was also expressed about manufactured homes that may not meet safe living standards. It was determined that housing is available for purchase for those choosing to purchase a home. Land for building homes is readily available in the Town including many sites that are not designated as prime farmland.

### Goals and Actions:

- Encourage single family dwellings in the Town. All income levels are served, as no restrictions are recommended for minimum square footage, minimum value, etc.
- Homes and homesteads should be maintained to maintain the beauty of the Town and meet current ordinances in place by Buffalo County.
- No restrictions on dwellings should be placed at this time, but may need to be revisited in the future.
- All mobile homes that are relocated in or to the Town of Gilmanton must be 10 years old or less.



### **III. TRANSPORTATION ELEMENT:**

Vehicular traffic is the major form of transportation in Gilmanston due to limited other forms of transportation available. Recreational transportation is used including snowmobiles and bicycles.

No new road construction is anticipated in the timeframe of this plan. The major objective of the transportation plan is to improve current roads high quality.

Gilmanston has a total of 50.96 miles of road; 14.68 miles of state road, 13.52 miles of county roads, and 22.76 miles of town miles. Functional road classification for rural roads includes principal arterials, major and minor collectors, and local roads. See map page 17.

Principal arterials serve interstate and interregional trips. These roads serve urban areas with populations greater than 5,000 and are classified as interstate highways. Gilmanston has 5.38 miles of principal arterials.

Collector miles collect traffic from local roads and link them to nearby population centers. Major collectors are classified as state roads and minor collectors are classified as county roads. Gilmanston has 22.82 miles of collector miles including the 9.42 miles of State Highway 121 and 88 that are located in the Town of Gilmanston and County Highways B, D, NN, and Z.

Local roads provide access for travel over relatively short distances. These roads are classified as town roads. Gilmanston has 22.76 miles of town roads. This includes all of the town roads.

Gilmanston has 4 bridges over 20 feet and 3 bridges under 20 feet.

#### **State and Regional Transportation Plans:**

State of Wisconsin Department of Transportation Connections 2030  
State Plan addresses all modes of transportation and looks at them as an integrated system. The Town of Gilmanston is not affected directly by this plan.

Wisconsin Department of Transportation Six Year Highway Improvement Plan:  
This plan details plans for improvements in state roads. There are no projects listed in the Town of Gilmanston.

#### **Bus Service:**

There is no bus service in the Town of Gilmanston. The nearest commercial bus service is Greyhound Bus Service stopping in Chippewa Falls, WI.

**Freight Rail Service:**

There are no rail lines running through the Town of Gilmanton. The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County. The closest currently used spur is in Cochrane, WI. The Green Bay Western railroad runs through Whitehall, WI 20 miles to the East

**Passenger Rail Service:**

There is no passenger rail service to the Town of Gilmanton. Daily passenger service (AMTRAK) is available in LA Crosse and Winona, MN with one train heading south in the am and one train heading north in the pm.

**Airports:**

There are no public or private airports in the Town of Gilmanton. Winona, MN has a private airport but no passenger air service. Eau Claire and La Crosse, WI have the closest passenger air service which is about 45 minutes from the Town. Many people ride the shuttle from Eau Claire to the Minneapolis/St Paul Airport.

**Water Transportation:**

The Town of Gilmanton is not located on a commercial waterway. The Mississippi River runs on the entire west side of Buffalo County, with the Port of Winona being the closest terminal. Much of the grain produced in the Town will be transported by truck to Winona and sold to one of three grain buyers to be loaded unto barges. Fertilizer, Chemical, Liquid Propane, and other commodities are shipped to Winona and distributed throughout the region by truck.

**Trucking:**

Most commercial shipping in the Town is by truck. With State Highway 121 being a major transportation route in the Town of Gilmanton. Road bans are implemented each spring on County and Town roads.

**Pedestrian and Bike Trails:**

There are no designated biking trails in the Town of Gilmanton.

**Snowmobile Trails:**

There is a very strong network of snowmobile trails in the Town of Gilmanton and across Buffalo County. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 18.

The following road projects will be developed as funding allows:

- County Road B needs to be raised due to potential flooding issues
- Sand Road needs to be raised due to potential flooding issues along with a new bridge



Lists are suggestions only and can be changed as needs and highway finances change. Each year the Town Board will prioritize current year road and bridge work based on condition of road/bridge, safety, traffic count, slope, funds available, and other factors.

Gilmanton has some problems with vandalism of Town road signs and has a goal to keep all road signs up to date and replaced as needed and as funds permit. Citizens are encouraged to report all suspicious activity on the roads and related to road signs.

All-Terrain Vehicle usage has become very popular. This is a potential recreation use that could bring tourists to the Town.

Bicycle usage in rural areas is on the increase. The planning committee expressed concerns about safety on Town and County roads due to the amount of motorized traffic, farm traffic, and bicycle traffic all sharing the same roads. Many visitors to the Town may not be aware of the amount and size of modern farm machinery.

Some elderly transportation is available through Buffalo County Health and Human Services, Meals on Wheels program. Transportation is also available for veterans through the Buffalo County Veteran's Service Office.

#### **Goals and Actions:**

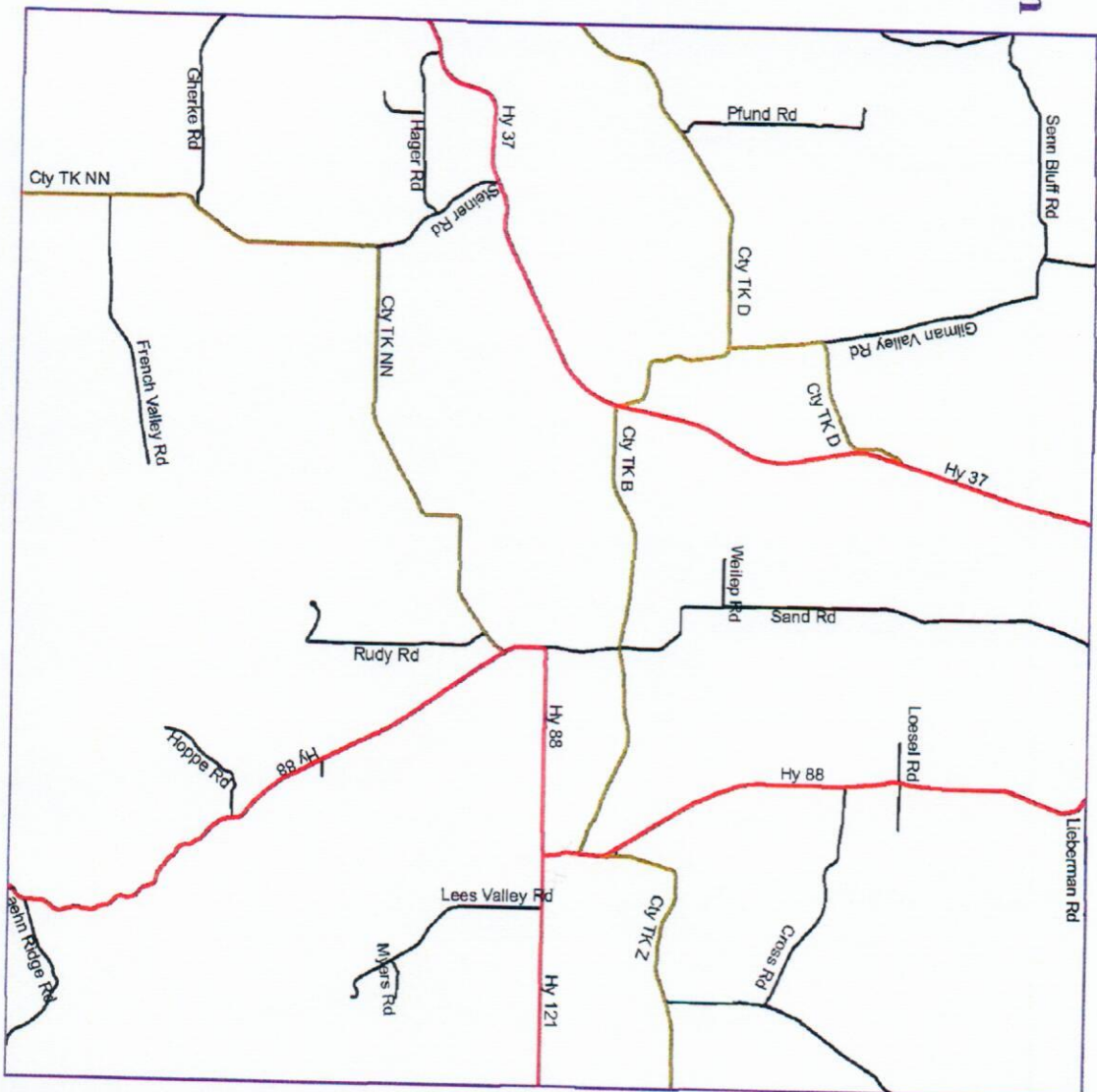
- Road maintenance and improvements will be planned on a systematic, ongoing basis. The Town Board will prepare and regularly update a five year road improvement plan. County Highway officials will be consulted as needed for preparing the plan.
- Citizens are encouraged to report any suspicious activity around road signs.
- Support the development of a bicycle loop brochure for Buffalo County roads. The brochure (combined with a webpage) should highlight safety on rural roads, how to share roads with farm equipment, and how to be a good neighbor as you are passing through the Town.
- Consider future All-Terrain Vehicle trails in the Town of Gilmanton and throughout Buffalo County.
- The Town of Gilmanton will only take over a private road if it meets guidelines developed by the state and is blacktopped.



# Town of Gilmanton Road Map



Legend	
Roads	
<span style="color: blue;">—</span>	Federal
<span style="color: red;">—</span>	State
<span style="color: brown;">—</span>	County
<span style="color: black;">—</span>	Town
<span style="color: yellow;">—</span>	City or Village
<span style="color: grey;">—</span>	Private



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.





## **UTILITIES AND COMMUNITY FACILITIES ELEMENT:**

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Gilmanton. Items include solid waste disposal, recycling services, parks, telecommunication services, emergency response services, schools, government facilities, and others.

### **Sanitary Waste and Water Supply:**

The Town of Gilmanton has no concentration of residents. All citizens in Gilmanton have private sewer and water service. There are currently no plans to develop public services at this time. Buffalo County Zoning issues all sanitary permits in the Town.

### **Solid Waste/Recycling:**

Garbage disposal is available in cooperation with the Town of Dover. Garbage is disposed of on Gunderson road in Gilmanton at the cost of \$4 per bag, regardless of the size of the bag. Recycling is also available on Gunderson Road. Open every Saturday 9:00 am until 3:00 pm. Once per year the Towns of Dover and Gilmanton cooperate on a free recycling clean-up day.

### **Town Facilities:**

The Town Hall is the only public/governmental facility in Gilmanton. It is located near the intersection of State Road 88 and County Road B. The town hall is used for meetings and for voting. Occasionally it is used by private individuals.

There is one cemetery located in the Town. It is managed by a board with funding from the Town.

### **Telephone/Electricity/Internet Services:**

Cell phone service, cable television, and internet services will have DSL through Nelson Telephone Cooperative.

Riverland Energy Cooperative is the sole provider of electrical service in Gilmanton. The citizenry find alternative energy sources such as wind, solar, and methane acceptable in the Town.

### **Natural Gas:**

There are no natural gas services in the Town. Most people rely on Liquid Propane.

### **Libraries:**

There is a library association in the Town, but it has not been active for many years. Residents mostly rely on the Mondovi Public Library. The County pays a fee for each transaction for Town residents using the libraries that are not located in the County.



**Education:**

Students residing in the Town attend Gilmanton Public School. Taxpayers also support the Chippewa Valley Technical College.

**Fire Protection, Police Protection and Emergency Management:**

Fire protection for the Town of Gilmanton is provided by the Mondovi Volunteer Fire Department. Police protection is provided by the Buffalo County Sheriff's Department. The Dover/Gilmanton First Responders and Whitehall or Mondovi Ambulance Services provide emergency medical services. Buffalo County Emergency Management Department provides training and planning for emergencies. Planning members are concerned about the increasing numbers of elderly residents and the need for medical care and transportation.

**Health Care and Long Term Care Services:**

There are no health care providers in the Town of Gilmanton. Excellent Medical Services are available in Eau Claire and Whitehall. Mondovi does have a clinic that some residents utilize. Most people choose health care services based on where they are employed. Long term care services are provided in Mondovi, Whitehall, or Eau Claire.

**Public Parks:**

There is one Town Park called Rainbow Lake Park located in the unincorporated Village of Gilmanton.

**Goals and Actions:**

- There are no plans to expand any of the community facilities in the Town of Gilmanton.
- Maintain the high quality fire and rescue services that are currently available. This requires regular contact and discussions with the other municipalities involved. Communication is extremely important due to multiple organizations providing service to the Town.
- Maintain recycling and solid waste services that the Town currently uses.
- Carefully consider new alternative energy resources as they become available as conditional use permits are considered by the Buffalo County Board of Adjustment.
- Increasing concern about maintaining adequate numbers of volunteers for both EMS and Fire Response because of reducing population and aging of the population.



#### **IV. AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT:**

Gilmanton was settled by farmers and agriculture continues to play a very important part of the economy of the Town. Very little valued added agriculture is currently being used or explored in the Town. Farmland constitutes 52.8% of all the land in the Town of Gilmanton.

Dairy farms were the predominant farming enterprise for many years. In the last 15 years, the number of dairy farms has decreased and row crop farming has increased. The number of large poultry farms has also increased. Most of these farms contract broiler chickens for a poultry processor located in Arcadia, WI. Recently, there has been interest in valued added livestock and vegetable production. There is increasing organic vegetable product through a marketing cooperative that delivers to the Twin Cities market.

Soils in the Town of Gilmanton have steep slopes and conservation is always a consideration for farmers.

##### **Soils:**

Gilmanton Township is located in the North Central part of Buffalo County with the Buffalo River being the major drainage and Elk Creek in the middle of the township being the second largest drainage.

Soils in the township vary from coarse (sandy textured) to moderately fine (silt loam texture). Fayette is one of the most productive soils in the township, but is mapped in limited areas and most of these areas are small acreages. This is mapped mostly on hillsides with slopes mostly 6%-20%.

Other productive soils are Tell, Rowley, Toddville, and Richwood. All of these have silt loam surface textures. Slopes on these soils are 0-6%, so erosion control is not as critical as other soils. However, these soils are found lower in the landscape and are susceptible to runoff issues from areas of concentrated flow.

Soils on the eastern part of the township tend to be coarser texture. Some of the predominant map units are Hixton, Gale, Norden, and Boone. These are not as productive as the Fayettes and do require more intensive management to maintain productivity. Slope is usually the limiting factor as hillsides as steep 25% are farmed with intensive row crop rotations.

The steepest parts of the township are mapped as Steep and Stony Land and should be reserved for timber production or wildlife habitat. These are extremely shallow to bedrock and very steep. Access to some areas may be limited to foot traffic only.



## **Natural Resources:**

### **Wildlife:**

Gilmanton has a wide variety of wildlife species and excellent wildlife habitat. It is best known (as is all of Buffalo County) for high quality whitetail deer.

### **Groundwater**

All drinking water in the Town of Gilmanton is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicated no contamination of wells within the Town of Gilmanton. More recent, but smaller number of samples from the Buffalo County Health and Human Services continues to indicate good groundwater quality.

### **Surface Water**

There are numerous small streams in the Town of Gilmanton many which are intermittent streams. Elk Creek has potential to be strong trout stream. There are no lakes found in the Town of Gilmanton except Rainbow Lake (pond). See hydrology map on page 25.

### **Forests**

Forest land makes up 46% of the land in the Town of Gilmanton. Much of the high quality timber has been harvested, and most timber land is management for both forest and wildlife. The forests are located on very steep slopes which are too steep to convert to farmland or along streams and wetlands.

### **Wetlands:**

Wetlands make up a small portion of the Town of Gilmanton. The wetlands are found along the County Road Z, B, and State Highway 37 also along some streams and the Buffalo River. Wetlands should be protected from development. Current zoning regulations will not allow building in designated wetlands. See map page 26.

### **Floodplains:**

Development is not allowed by the Buffalo County Floodplain Zoning Ordinance. These are fragile areas necessary to avoid flooding of roads and other developed property. A map of the designated floodplains for the Town of Gilmanton can be found on page 27.

### **Non-Metallic Mining:**

Non-metallic mining mainly consists of the excavation of sand, gravel, and stone. These have been traditionally rock quarries in the Town of Gilmanton for road building and field limestone. There is concern about the increasing numbers of frac sand mining inquiries in the western Wisconsin area which also fall under the non-metallic mining category. See map page 28.



**Cultural Resources:**

The Town of Gilmanton is rich in history and cultural activities that reflect the heritage of the Town. Some examples of cultural resources in the Town include:

- Town Hall
- American Legion
- School

There is no County or State Parks located in the Town of Gilmanton.

**Goals and Actions - Agriculture:**

- The planning committee recognizes the value of agricultural land. At this time they have no plans to put measures into place to preserve agricultural land. They do support non-government efforts to preserve farmland without increasing regulations, i.e. Mississippi Valley Land Conservancy, West Wisconsin Land Conservancy, etc.
- Landowners are encouraged to use conservation practices as they farm their land. Long term productivity can only be maintained if land is conserved. Conservation also helps to maintain other resources such as streams and rivers.
- Promote state and county programs that support the preservation of farms and farmland.
- Promote state and county programs that encourage conservation of farmland.

**Goals and Actions – Natural Resources:**

- Citizens will learn to appreciate all wildlife, not just whitetail deer.
- Encourage landowners to maintain habitat for wildlife.
- Practice good conservation practices to maintain/improve habitat for all types of wildlife.
- Maintain current zoning regulations restricting development in floodplains and from building to close to normal high water levels.

**Goals and Action – Cultural Resources:**

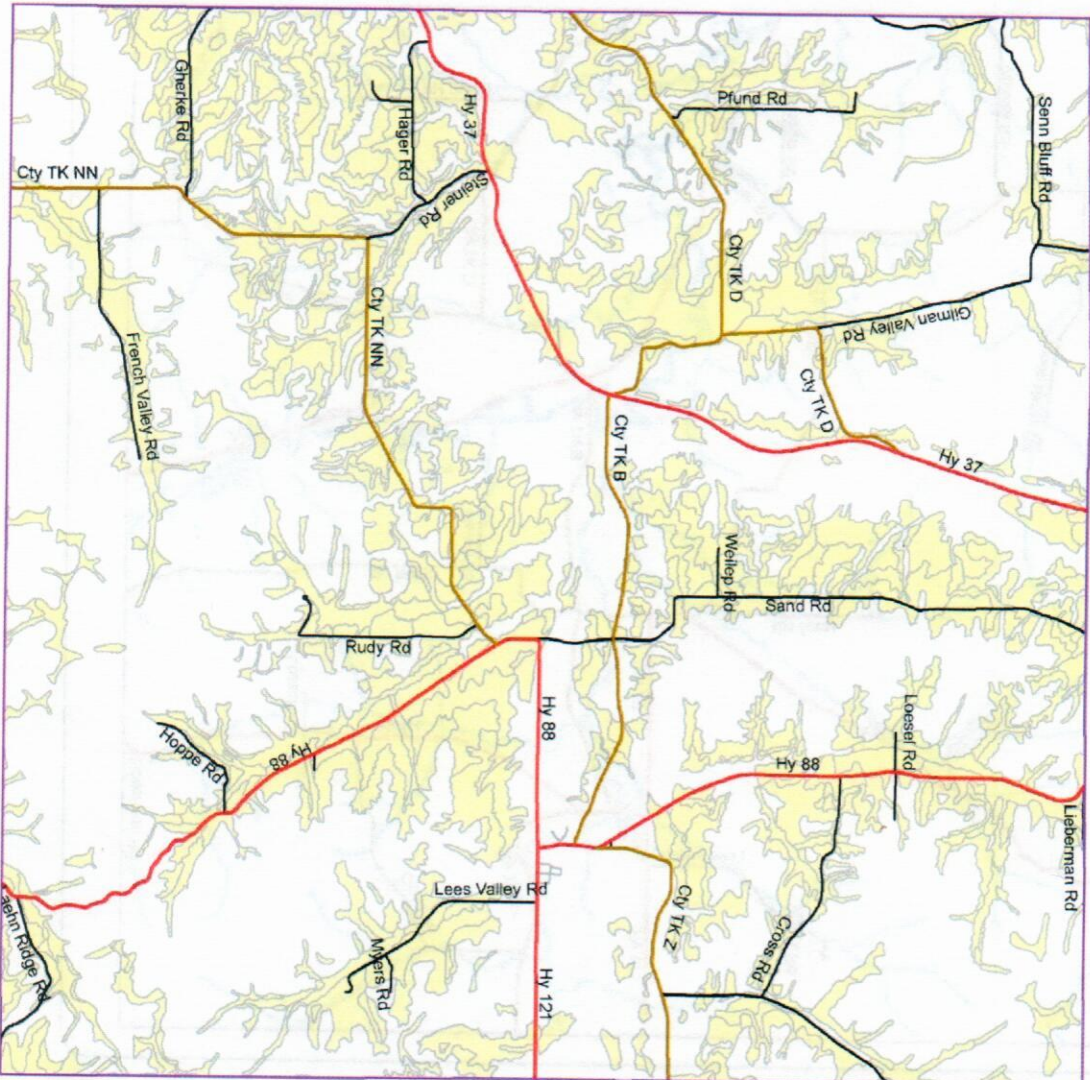
- Continue to maintain and improve the Town Hall as funds allow.

# Town of Gilmanton Prime Farmland Map



Legend	
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	Prime Farmland
Roads	
<span style="display:inline-block; width:15px; height:2px; background-color:blue; border:1px solid black;"></span>	Federal
<span style="display:inline-block; width:15px; height:2px; background-color:red; border:1px solid black;"></span>	State
<span style="display:inline-block; width:15px; height:2px; background-color:orange; border:1px solid black;"></span>	County
<span style="display:inline-block; width:15px; height:2px; background-color:gray; border:1px solid black;"></span>	Town
<span style="display:inline-block; width:15px; height:2px; background-color:lightgray; border:1px solid black;"></span>	City or Village
<span style="display:inline-block; width:15px; height:2px; background-color:lightgray; border:1px solid black;"></span>	Private

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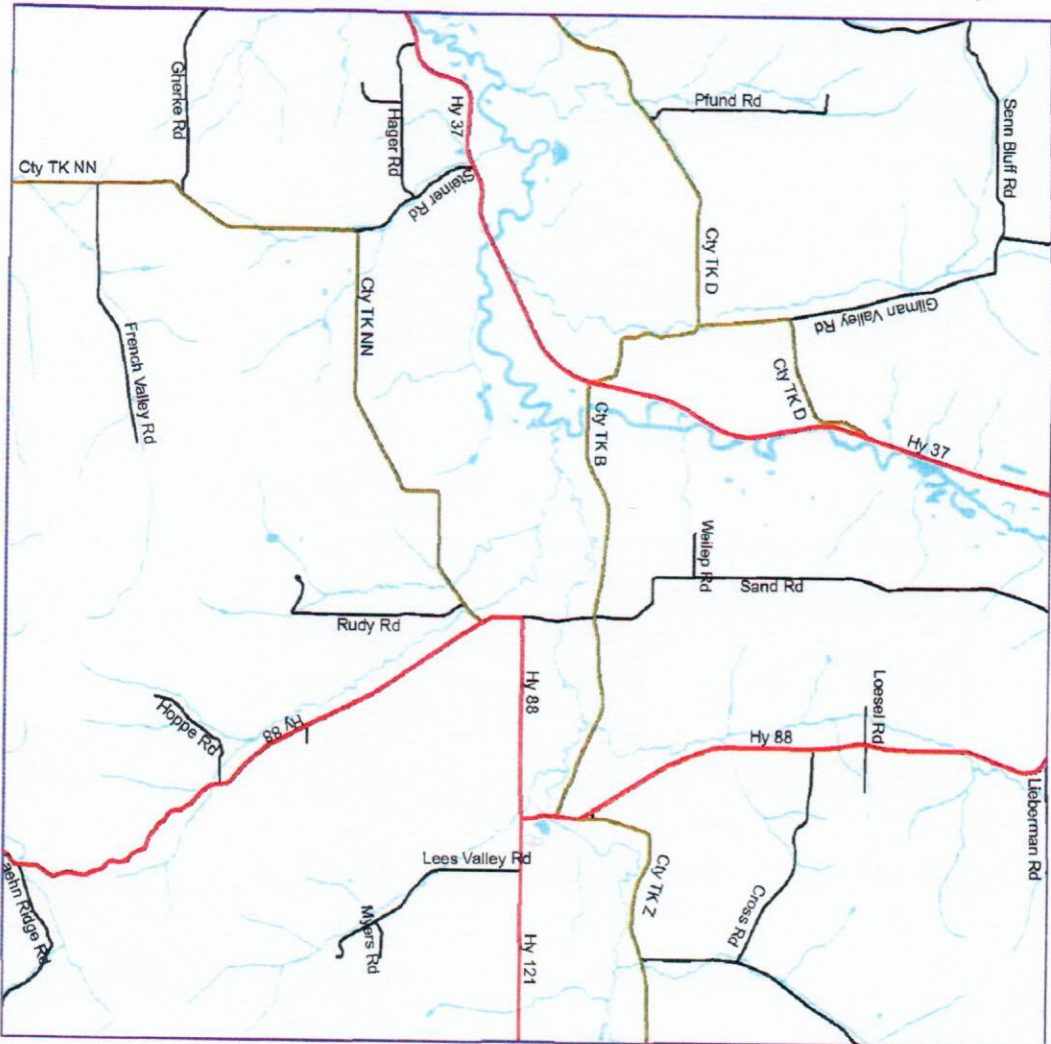




# Town of Gilmanton Hydrology Map



Legend	
	Rivers & Streams
	Water Bodies
Roads	
	Federal
	State
	County
	Town
	City or Village
	Private



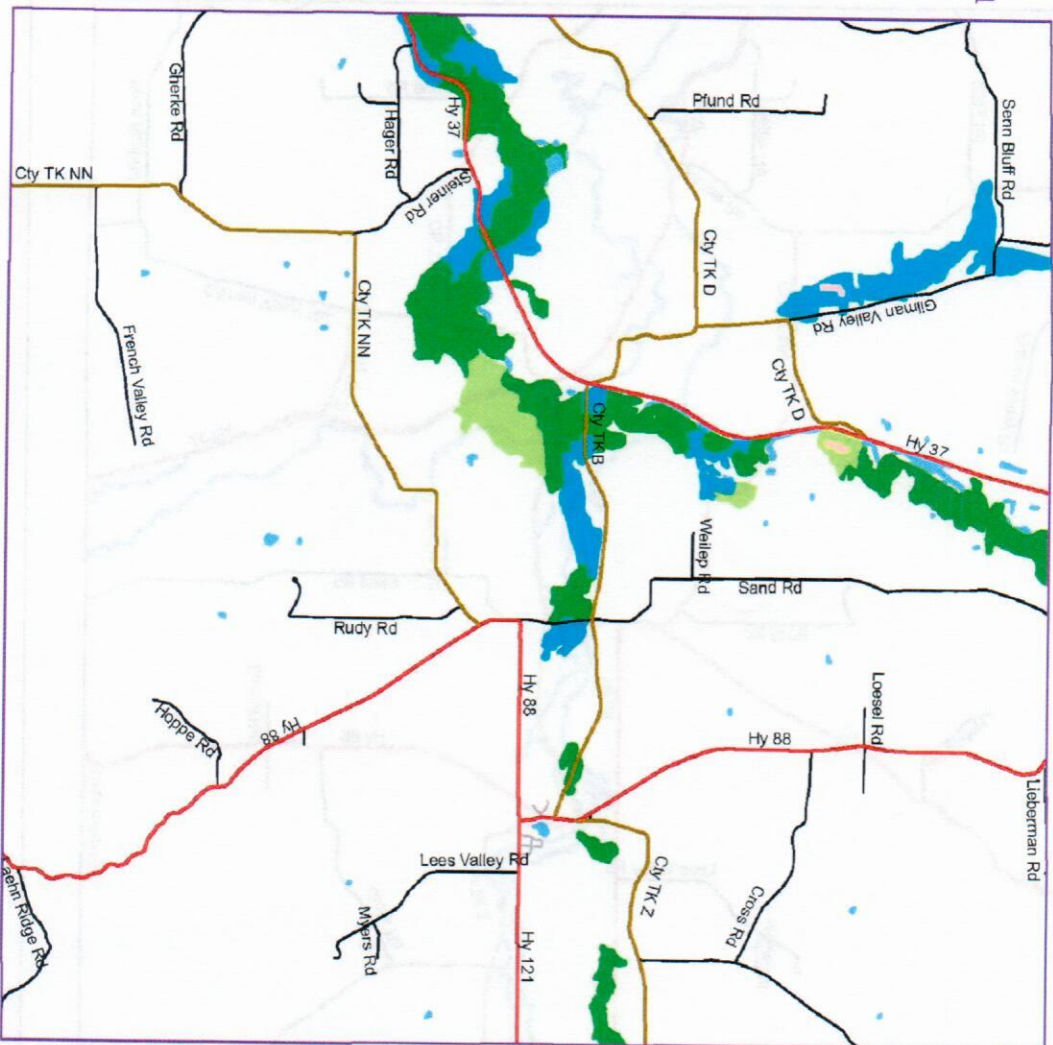
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# Town of Gilmanton Wetland Map

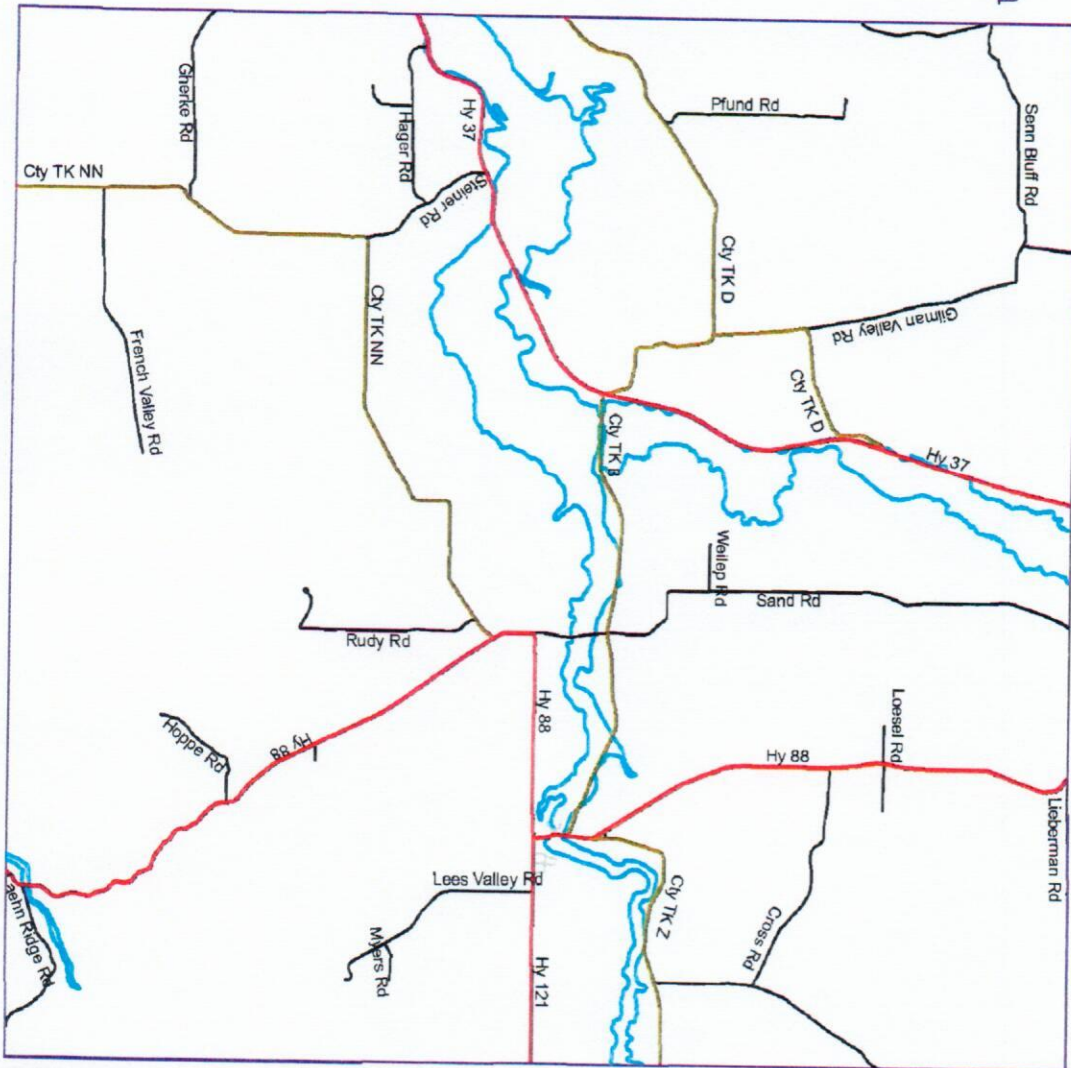
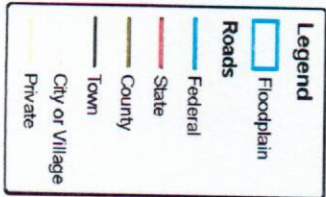


Legend	
Wetland	Forested
Emergent wetland	Open water
Shrub wetland	Scrub/shrub
Flats/vegetated wet soil	State
	County
	Town
	City
	Range
	Federal
	Private



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# Town of Gilmanton Floodplain Map



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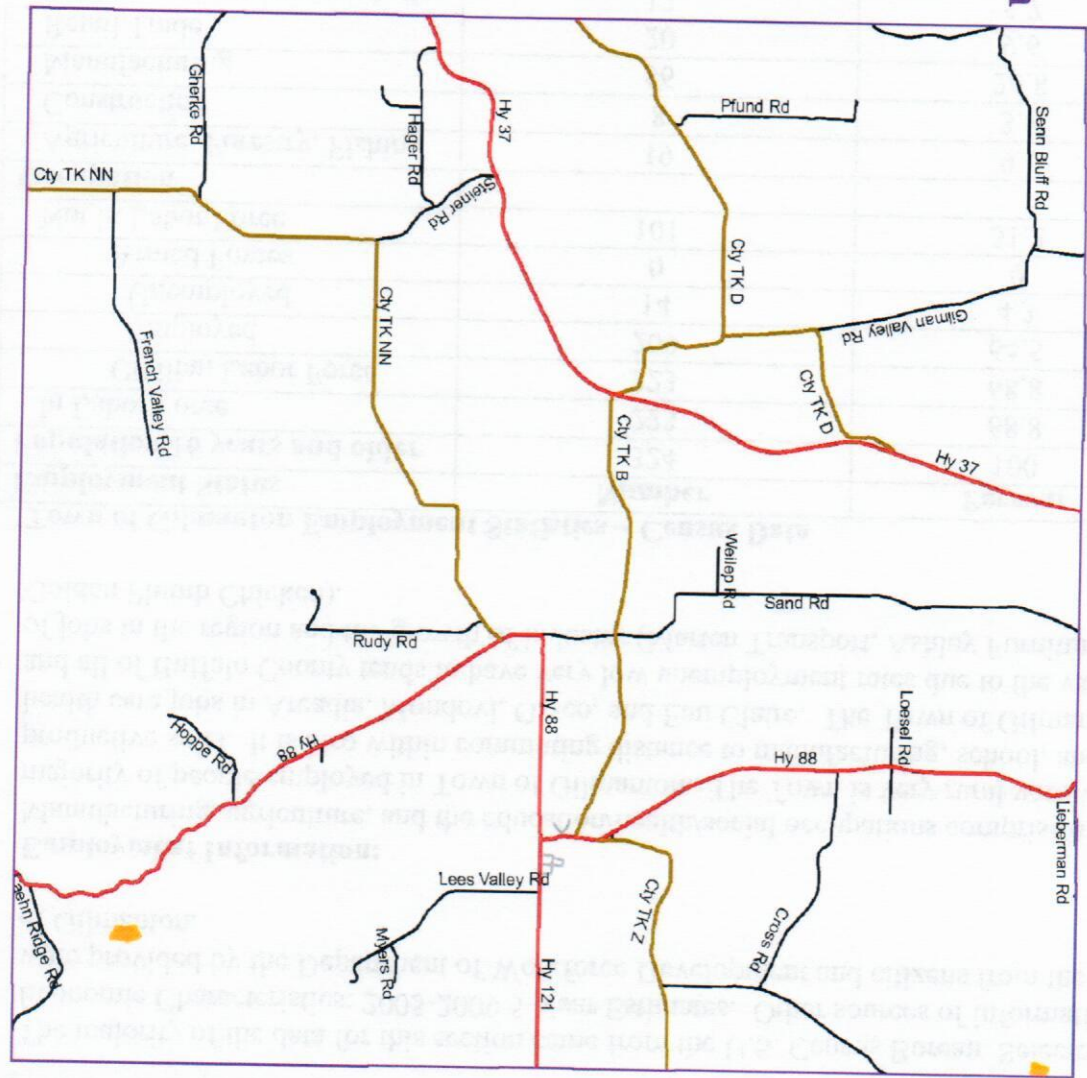


# Town of Gilmanton Non-Metallic Mining Map



Legend	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	Non-Metallic Mining
Roads	
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	Federal
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	State
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	County
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	Town
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span>	City or Village
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	Private

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## **ECONOMIC DEVELOPMENT ELEMENT:**

The majority of the data for this section came from the U.S. Census Bureau, Selected Economic Characteristics: 2005-2009 5-Year Estimates. Other sources of information were provided by the Department of Workforce Development and citizens from the Town of Gilmanton.

### **Employment Information:**

Manufacturing, agriculture, and the education/health/social occupations comprise a majority of people employed in Town of Gilmanton. The Town is very rural with very productive soils. It is also within commuting distance to manufacturing, school, and health care jobs in Arcadia, Mondovi, Osseo, and Eau Claire. The Town of Gilmanton and all of Buffalo County tends to have very low unemployment rates due to the variety of jobs in the region and the growth of industry (Marten Transport, Ashley Furniture, and Golden Plumb Chicken).

### **Town of Gilmanton Employment Statistics – Census Data**

<b>Employment Status</b>	<b>Number</b>	<b>Percent</b>
<b>Population 16 years and older</b>	324	100
In Labor Force	223	68.8
Civilian Labor Force	223	68.8
Employed	209	64.5
Unemployed	14	4.3
Armed Forces	0	0
Not in Labor Force	101	31.2
<b>Occupation</b>		
Agriculture, Forestry, Fishing	19	9.1
Construction	8	3.8
Manufacturing	56	26.8
Retail Trade	20	9.6
Professional, management, etc.	12	5.7
Education, health care	48	23.0
All others	4	2.0
<b>Class of Worker</b>		
Private wage and salary	156	74.6
Government workers	19	9.1
Self-employed	32	15.3
Unpaid family	2	1.0

### **Commuting to Work:**

Many employed residents of the Town of Gilmanton who do not work on their own farms or are self-employed commute out of the Town to work. Mondovi, Eau Claire, Whitehall, and Arcadia are 30 minutes for all residents.



### **Town of Gilmanton, Commuting Habits – Census Data**

<b>Means of Travel</b>	<b>Percent</b>
Car, truck, van – drove alone	55.3
Car, truck, van – carpooled	19.6
Public transportation	0
Walked	6.0
Other means	0
Worked at home	19.1
	<b>Minutes</b>
<b>Mean travel time to work (minutes)</b>	24.6

### **Buffalo County Industries:**

Buffalo County has a very small manufacturing base. Only one industry, La Crosse Milling (oat miller), is in the top ten employers in the County. Most of the employment opportunities in the near future will be outside of the Town or Buffalo County.

**Table 10: Buffalo County Top 10 Employers – WI DWD**

<b>Company</b>	<b>Service</b>	<b>Size</b>
Marten Transport	Trucking	1,000+
Mondovi Public Schools	Education	100-249
CFC Public Schools	Education	100-249
County of Buffalo	Government	100-249
American Lutheran Homes	Nursing Care Provider	100-249
Dairyland Power	Electrical Power Generation	100-249
School District of Alma	Education	50-99
Midwest Dental	Dental Care	50-99
US Army Corp of Eng.	Engineering Service	50-99
La Crosse Milling	Oat Miller	50-99

### **Environmentally Contaminated Sites in the Town of Gilmanton:**

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Gilmanton. There were no contaminated sites in the Town of Gilmanton identified in the database.

The Wisconsin DNR Solid and Hazardous Waste Information System was reviewed for waste disposal sites in the Town of Gilmanton. There were no waste disposal sites in the registry located in the Town of Gilmanton.

### **County, Regional and State Economic Develop Programs:**

#### County Programs:

- Revolving Loan Fund

#### Regional Programs:

- Mississippi River Regional Planning Commission, Economic Development Program, Revolving Loan Fund

#### State Programs:

- Value Added Dairy Initiative
- Wisconsin Department of Agriculture Trade and Consumer Protection Milk Volume Program
- USDA – Rural Development

### **Local Planning Effort:**

The planning committee identified some characteristics of businesses that would be desirable and likely to attract to the Town of Gilmanton. The list of these business characteristics is listed below.

#### Ideal characteristics of a desirable Town of Gilmanton business:

- Employs local people
- Does not need to convert farmland (approximately 98% of County is zoned for agriculture)
- Minimizes damage to the environment, i.e.: “green”
- Sustainable
- Wages can support a family
- Produces a minimum of waste for disposal
- Home based businesses

#### Current Businesses located in the Town of Gilmanton:

- Auto Body
- Taverns
- Construction
- ATV/Car Repair
- Cafe
- Bank
- Outfitters
- Custom Farm Equipment Operators
- Feed Sales
- Semi Repair Shop
- Grocery Store
- Meat Processor



### Goals and Actions:

- Agricultural businesses have been the mainstay of the economy in the Town as well as Buffalo County. Continue to support traditional agricultural business development in the Town of Gilmanton. These businesses include dairy, beef, poultry, and traditional crops (hay, corn, and soybeans).
- Support business ventures into agricultural enterprises that are not traditional in the Town of Gilmanton. These businesses include small fruit production, vegetable production, and energy production.
- Support home based businesses in the Town of Gilmanton, including small office businesses, repair businesses, small value added agriculture businesses, etc. as regulated in the current zoning regulations.
- Support efforts to start a Buffalo County Economic Development Corporation and provide information resources to the organization to encourage small business development that meet the characteristics listed above.

## **INTERGOVERNMENTAL COOPERATION ELEMENT:**

### **State and Federal Agencies:**

Wisconsin Department of Transportation:

The Town of Gilmanton participates in cooperation with the Buffalo County Highway Department in the Wisconsin Information System for Local Roads.

Federal Emergency Management Agency (FEMA):

The Town of Gilmanton has contact with FEMA following any natural disasters which affect the Town. The county works in cooperation with the Buffalo County Emergency Planning when working with FEMA.

### **Buffalo County:**

Cooperation between governmental units is a normal activity. Gilmanton currently cooperates with several other units of government on issues that can be better addressed as a group. The Town of Gilmanton maintains positive relationships with several Buffalo County Agencies. They contract with Buffalo County Highway for road maintenance and consult with the Buffalo County Highway Department on road issues, and meet with the Highway Commissioner each year to assess Town roads and bridges. They work with Emergency Government to have emergency plans in place. The Town of Gilmanton is also under County Zoning. Finally, they are working with Buffalo County and the Buffalo County Towns Association in developing their Town and comprehensive county plans.

The Town of Gilmanton has been part of the Buffalo County Recycling program since the program began and cooperates with the Town of Dover. The Town also cooperates and helps to fund Emergency Response and Fire Protection with City of Mondovi and Dover/Gilmanton First Responders.

Gilmanton is also an active member of the Buffalo County Towns Association and meets with them quarterly.

### **School Districts:**

The entire Town is served by the Gilmanton Public School District. The residents of the Town of Gilmanton are very supportive of their school.



## Goals and Actions:

- Encourage coordination and cooperation among units of government. Remain active with the Towns Association and discuss issues that can better be addressed as a group of towns, i.e. managed Forest Land and its effect on town tax base.
- Have a candid discussion with Buffalo County Highway Department and Buffalo County Towns Association of areas of possible cooperation on road maintenance and repair.
- Maintain the strong relationship with current Fire and EMS Services.
- Support County Efforts at economic development to improve the local economy and increase tax base.

652	1,781,433	2,433,865
368	4,564,425	5,015,858
118	4,398,400	4,516,800
377	8,739,800	9,116,600
307	2,451,000	2,758,000
36	0	36,000
1941	35,108,332	37,185,268
1,907	38,974,133	40,191,326
1,907	39,028,033	40,224,333

A 1997 study within Buffalo County participated in county comprehensive zoning as described in Wisconsin Statute 23.07. Zoning decisions are made by the Buffalo County Zoning Commission and Buffalo County Zoning Department. This document is being revised and will remain as desired necessary by the majority of the Town of Chishman. It will contain a description of the goals and objectives of the people of the Town as to how they would like to see change and development. The Town expects a review, endorsement in 2005 to address safety and emergency response concerns.

**Existing Land Use:**  
The Town of Chishman is very rural. It is mainly agricultural and forest land. There are limited residential housing with home owners mainly building on old farm sites. Most of the land is steep with very productive land in the valley and along the bluff. Currently, there is one location that is zoned commercial and one location zoned industrial with the remaining land being zoned agricultural. See map on page 28.

**Topography:**  
The Town of Chishman can be described as bluffs and valleys. Land that is not currently in productive farmland is mainly steep to farm or is in the limited areas of wooded forest in the town.

## V. LAND USE ELEMENT:

### Existing Land Use and Zoning:

The Town of Gilmanton is a rural town. Agriculture is by far the predominant industry. The following table displays the breakdown of property within the town.

**Town of Gilmanton Property Assessment – Buffalo County Treasurer (2010)**

Property Classification	# of Parcels	Total Value	Total Acres
Residential	182	14,182,800	245.970
Commercial	23	540,400	10.530
Manufacturing	0	0	0
Agricultural	632	1,761,400	12,247.490
Undeveloped	368	2,064,625	2,218.620
Productive Forest Land	116	4,398,400	1,505.970
Agricultural Forest Land	377	6,729,600	4,521.580
Woodland Tax Lands	107	5,431,000	2,435.950
Exempt Lands	36	0	30.430
<b>TOTALS</b>	<b>1841</b>	<b>35,108,225</b>	<b>23,216.540</b>
Gilmanton Area Schools	1,007	36,958,025	
Chippewa Valley VTAE	1,007	36,958,025	

All towns within Buffalo County participate in county comprehensive zoning as described in Wisconsin Statute 59.97. Zoning decisions are made by the Buffalo County Zoning Committee and Buffalo County Zoning Department. This document is evolving and will change as deemed necessary by the taxpayers of the Town of Gilmanton. It will contain a description of the goals and objectives of the people in the Town as to how they would like to see change and development. The Town enacted a driveway ordinance in 2008 to address safety and emergency response concerns.

### Existing Land Uses:

The Town of Gilmanton is very rural. It is mainly agricultural and forest land. There is limited residential housing with home owners mainly building on old farm sites. Most of the land is steep soils with very productive land in the valley and along the bluff tops. Currently, there is one location that is zoned commercial and one location zoned as industrial with the remaining land being zoned agricultural. See map on page 38.

### Topography:

The Town of Gilmanton can be described as bluffs and valleys. Land that is not currently in productive farmland is mainly too steep to farm or is in the limited areas of wetland found in the town.



#### Commercial/Industrial:

Only two properties in the Town are not currently zoned agricultural. See future land use map on page 39.

#### Population and Housing Densities:

Population Density is currently higher than the county average at 11.7 people per square mile. Housing density is 5.2 houses per square mile.

#### Land Demand and Prices:

Land sale values in Buffalo County have increased in the past 10 years. Until the last few years this was driven by recreational land sales mostly to whitetail deer hunters. High farm commodity prices (especially corn and soybeans) have increased the demand for farmland sales to equal prices to forestland. Agricultural land sales in 2010 for Buffalo County were \$3,508 dollars per acre, the highest in the NC District, (Wisconsin Department of Revenue Statistics). The Wisconsin Agricultural Statistics Service shows similar numbers with farmland sales at \$3,718 per acre (2009 data) and forest land sales at \$3,453 per acre (2009 data). Both of these values were the highest reported in the North Central District.

#### Opportunities for Redevelopment:

The Town of Gilmanton has had very limited development over history due to the Town's rural nature. No redevelopment opportunities were identified.

#### Land Use Projections:

The two major land uses in the Town of Gilmanton are agriculture and recreation (hunting), both of these uses provide very little development pressure. There was no indication of commercial or industrial development. Housing has only increased by a few houses each year, with no current sub-developments or any planned. If current home building trends continue (as assumed by the planning committee) about 3 houses would be built each year or about 60 in 20 years.

#### Managed Forest Land:

Managed Forest Law (MFL) enrollment is a concern throughout Buffalo County. Currently, Gilmanton has 2,436 acres of forest land enrolled in the MFL program this accounts for over 28.8% of the woodland acres in the Town. MFL continues to be a major concern because of falling property tax base for the Town and County.

#### Current Zoning:

Currently, all Towns in Buffalo County are under the county zoning rules. Gilmanton desires to maintain this relationship, but would like to have a say in rezone changes and in conditional use permits. At this time, Town residents do not want to implement any protections for farmland, natural areas, or any other land use area. They would like to encourage landowners to voluntarily participate in programs to preserve farmland, such as land conservancy organization.

**Goals and Actions:**

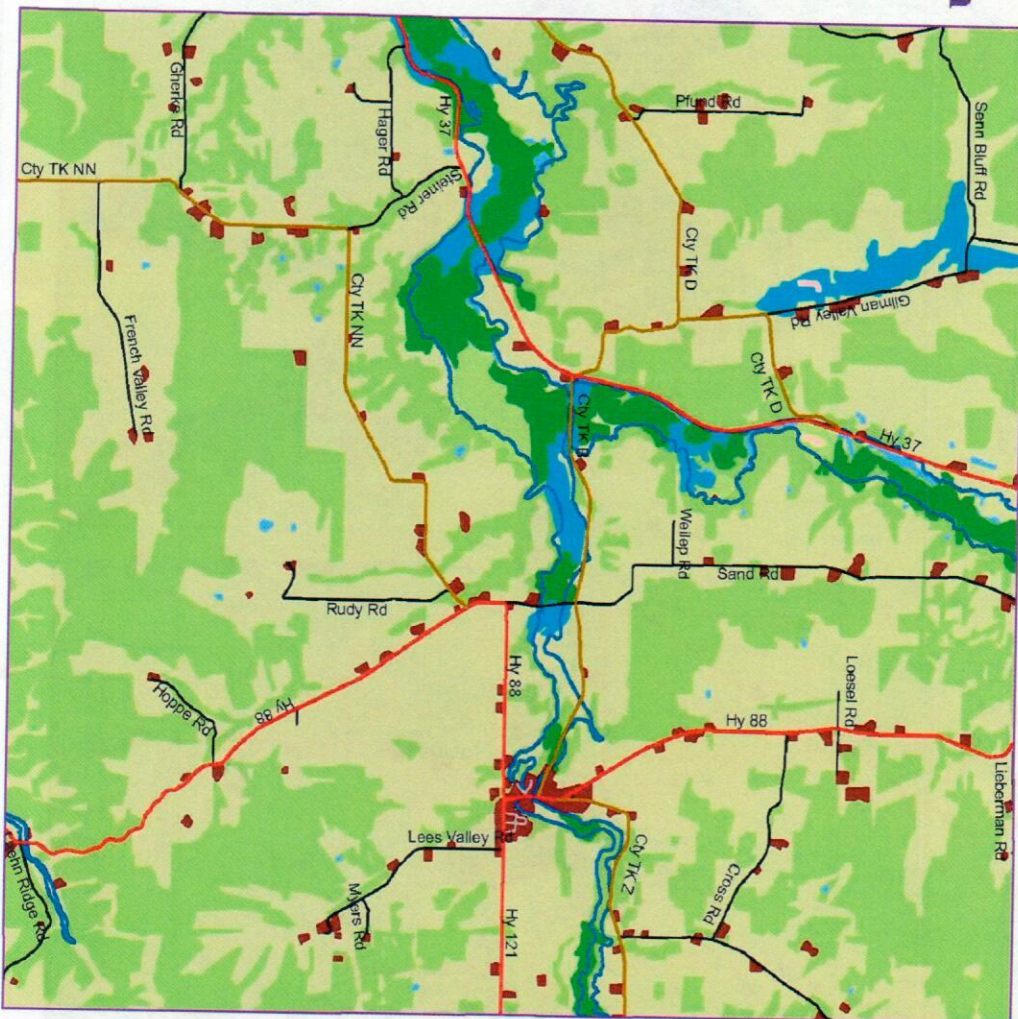
- Gilmanton is currently not interested in putting any programs in place to protect farmland from housing or other kinds of development. They will revisit the possibility of Farmland Protection in 2016 at their annual Town meeting.
- Maintain current relationship with Buffalo County Zoning, but does not support more restrictive zoning laws for agriculture, housing, or business development.
- Gilmanton would like the MFL program to be reevaluated. The Town Board will work with the Buffalo County Board, the Towns Association, and their local legislators to have a change made in how woodland is taxed. The board will report annually to the Town residents at their annual meeting of steps taken and progress to date.
- The planning committee indicated that the Town had many building sites for individual family dwellings that would have very limited impact on agricultural production. These areas were on field boarder, fence rows, etc. They also designated one area as having more potential for residential because of its location in the valley with light to sandy soils. See map on page 39.



# Town of Gilmanton Land Use Map

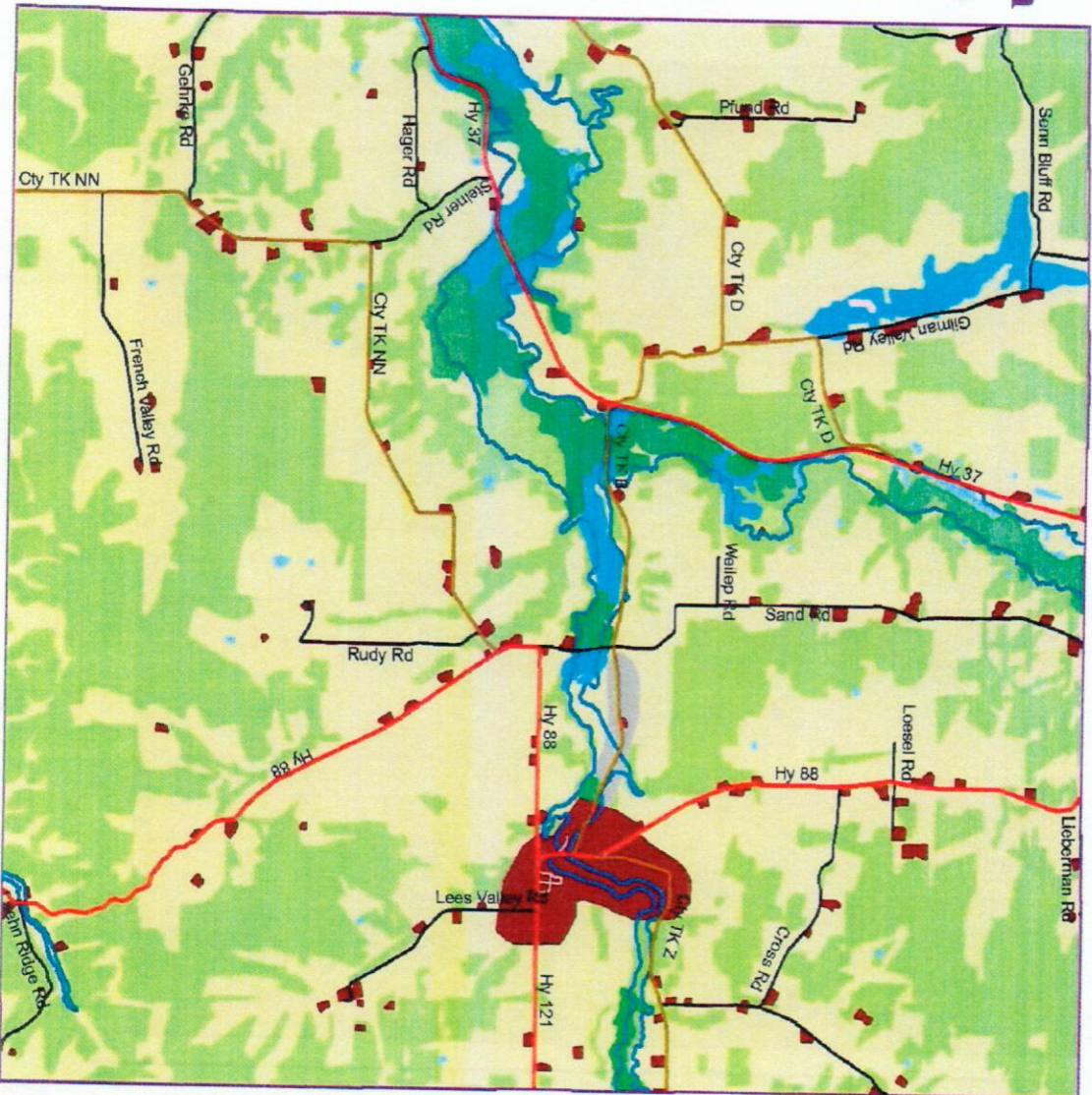
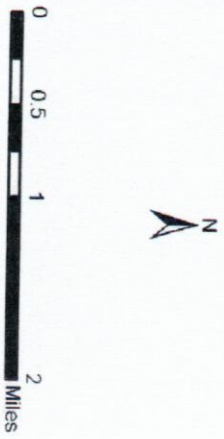


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# Town of Gilmanton Future Land Use Map



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## **IMPLEMENTATION ELEMENT:**

### **Goals and Actions in Implementing Plan:**

- The Comprehensive Plan will be reviewed at each annual meeting of the Town. Updates that are needed will be the responsibility of the Town of Gilmanston Board and will be incorporated by notification of public meetings, surveys if necessary, and public hearings.
- The plan will be updated at least every ten years.
- The implementation of the plan will be the responsibility of the Town Board of Gilmanston, Buffalo County Zoning, and the Buffalo County Board of Supervisors.
- The Town Board of Gilmanston will work together with other Towns and Buffalo County to implement other portions of the plan.